

Mayor Mary Cooper called the meeting to order at 7:00 p.m. Also present were Councilmembers Kay Carlquist, Robert Jurca, and Bill Seuell, along with City Manager Lanny Sloan and City Attorney Mike Schottelkotte. Absent was Councilmember Guy Pfalzgraff. A meeting notice was posted in the south window at City Hall at least twenty-four hours prior to the meeting.

Pledge of Allegiance

The Mayor led everyone present in the Pledge of Allegiance.

Changes to the Agenda

There were none.

Minutes

It was moved by Councilmember Carlquist and seconded by Councilmember Jurca to approve the minutes of August 4, 2009 regular meeting as submitted by the Clerk. All in favor, motion carried.

Citizen Comments

The following individuals commented on the Horse Country Arena:

- Teresa Neuberger, 2361 Pioneer Road
- Linda Tibbits, 21334 H75 Road
- Sarah Rapp, 1815 F Road
- Laura Halbert, 2116 Nowhere Road, Eckert
- Stephanie Conley 29035 Fairview Road
- Carol Bowling, 1692 H75 Road

Financial Report

Finance Director Tod DeZeeuw presented the financial report for period ending July 31, 2009 and answered questions from Council.

Intergovernmental Agreement for the November 3, 2009 Election

City Clerk Jolene Nelson explained that this is the agreement with Delta County for the participation of the Coordinated Mail Ballot Election on November 3, 2009.

It was moved by Councilmember Jurca and seconded by Councilmember Seuell to authorize the City Clerk to execute the Intergovernmental Agreement with the Delta County Clerk and Recorder for the November 3, 2009 Coordinated Mail Ballot Election. All in favor, motion carried.

Public Hearing: Annexation of the Thompson Addition

The Mayor closed the regular meeting and convened a public hearing.

Community Development Director Glen Black reported that the Thompson Addition is a lot in the Garnet Mesa Estates Subdivision. There are two lots that were not annexed at the time of that annexation. The location that is being presented tonight is 961 Willow Wood Lane. He explained that staff has reviewed the request for annexation and it does meet all requirements. The annexation testimony has been completed by City Planner James Shoopman and is included in Resolution #3, 2009. At this time staff would recommend approval of the Thompson Addition Annexation.

The Mayor called for public comment, when there was none she closed the public hearing and reconvened the regular meeting.

Regular Meeting, Delta City Council, August 18, 2009 (Cont.)

Resolution #3, 2009; Findings of Fact and Conclusion with Respect to the Thompson Addition Annexation

Resolution #3, 2009

A RESOLUTION OF THE CITY OF DELTA, COLORADO,
SETTING FORTH FINDINGS OF FACT AND CONCLUSIONS
WITH RESPECT TO THE ANNEXATION OF THE THOMPSON
ADDITION

was read by the Clerk.

It was moved by Councilmember Seuell and seconded by Councilmember Carlquist to adopt Resolution #3, 2009. Roll call vote: Councilmembers Carlquist aye, Seuell aye, Jurca aye and Cooper aye. Motion carried.

**Council Bill #6, 2009; First Reading
Annexation of the Thompson Addition**

Council Bill #6, 2009

AN ORDINANCE OF THE CITY OF DELTA, COLORADO FOR
THE ANNEXATION OF THE THOMPSON ADDITION AND
DECLARING AN EMERGENCY

was read by the Clerk.

It was moved by Councilmember Carlquist and seconded by Councilmember Jurca to adopt Council Bill #6, 2009, on first and final reading. Roll call vote: Councilmembers Carlquist aye, Seuell aye, Jurca aye and Cooper aye. Council Bills #6, 2009 was adopted on first reading and will be presented at the next meeting for second reading due to not having all five Councilmembers present to declare an emergency.

**Council Bill #7, 2009; First Reading
Thompson Addition Initial Zoning**

Community Development Director Glen Black explained that now that they are annexing the Thompson Addition it needs to be zoned. Planning Commission reviewed the zoning request and has recommended RR. Mr. Black stated that the most all of the Garnet Mesa Subdivision is zoned RR.

Council Bill #7, 2009

AN ORDINANCE OF THE CITY OF DELTA, COLORADO,
PROVIDING INITIAL ZONING FOR THE THOMPSON
ADDITION

was read by the Clerk.

It was moved by Councilmember Jurca and seconded by Councilmember Carlquist to adopt Council Bill #7, 2009, on first reading. Roll call vote: Councilmembers Carlquist aye, Seuell aye, Jurca aye, and Cooper aye. Motion carried.

Mountain Valley Medical Park Final Plat

Community Development Director Glen Black reported that in the past Council did review the preliminary plat. This is a 13 lot subdivision located at 1285 East 3rd Street adjacent to the cemetery. The owner is John Knutson who is being represented by John Miller of Ute Engineering. Mr. Black explained that they have completed most of the work on the subdivision. He also explained that there are some items that will need to be completed before the final plat is recorded.

Councilmember Carlquist questioned if the trail construction was for the parks requirement.

Mr. Black stated that is correct. The trail will go across the property to Stafford Lane by the hospital.

Regular Meeting, Delta City Council, August 18, 2009 (Cont.)

Mountain Valley Medical Park Final Plat (cont.)

It was moved by Councilmember Carlquist and seconded by Councilmember Jurca to approve the Mountain Valley Medical Park Final Plat with all staff recommendations. All in favor, motion carried.

Purchase of 205 Columbia Street

Assistant City Manager Steve Glammeyer stated that this is another parcel of property that is needed for future construction of the alternate truck route, Confluence Drive. At the last meeting during executive session City Council did discuss this purchase and gave approval to proceed with the purchase of the property. This location is located at 205 Columbia Street. The truck route would ultimately eliminate the back yard putting the house right next to the road. Mr. Glammeyer stated that he would recommend purchasing the whole lot. He explained that City Attorney Michael Schottelkotte has prepared a purchase agreement very similar to the purchase agreements used in the past. Staff has received an appraisal and would recommend purchasing this property for the appraised price of \$102,500.

It was moved by Councilmember Seuell and seconded by Councilmember Carlquist to enter into the purchase contract for the purchase of 205 Columbia Street for future right-of-way for the alternate truck route project and authorize the City Manager to sign said contract. All in favor, motion carried.

Wastewater Treatment Plant Roof Replacement Project

Assistant City Manager Steve Glammeyer reported that this is the wastewater treatment plant roof replacement project that was budgeted in 2009. The current roof which is the original roof has lasted for 20 years. He explained that there are leaks and it is time to replace the roof. Staff has spent some time with an independent consultant writing some specifications for a membrane roof which is currently used there now. Mr. Glammeyer explained the membrane system that would be used. This product will include a twenty year warranty.

Mr. Glammeyer also explained the bid process. He stated that one of the bids was for an alternate product. There was only one bidder that bid that type of product. Staff has some concerns regarding this product and he explained those concerns. Mr. Glammeyer stated that staff recommends awarding the bid to the low base bid as specified in the original specifications.

Mr. Glammeyer stated that the low bid contractors and the independent consultant are here tonight if you have any questions about the product.

Mr. Glammeyer also stated that the City was successful is receiving a grant for this project. The amount of the grant will be 50% reimbursement or up to \$40,000.

Councilmember Seuell questioned how does the rock not create holes in the membrane.

Gregory Hamm with Coastal Specified Products stated that they have worked on three other projects with the City. He explained the product and how the system works. He also explained that this system is the most economical system.

Councilmember Carlquist questioned why they are going with that type of system rather than the one that is currently on City Hall.

Mr. Hamm explained that there are two things that were considered:

- This system has performed well in the past.
- There is no cost of disposing the existing stone, it will be reused.

Councilmember Jurca questioned if Top Line Installers has constructed this type of roof in the past.

Mr. Glammeyer explained that they have several contracts on hand and they have done projects of this size and scope in the past. This company has been in this business for over 20 years.

Regular Meeting, Delta City Council, August 18, 2009 (Cont.)

Wastewater Treatment Plant Roof Replacement Project (cont.)

It was moved by Councilmember Carlquist and seconded by Councilmember Jurca to enter into contract with Top Line Installers, Inc. for the WWTP Roof Replacement in the amount of \$69,994 and authorize the City Manager to sign said contract pending approval from the City Attorney. All in favor, motion carried.

Resolution #4, 2009; Councilmember William Seuell's Request to be Excused from Future Council Meetings

Councilmember Seuell recused himself.

City Manager Lanny Sloan explained that Mr. Seuell has been offered a business opportunity out of state and he is requesting to be excused for the council meeting during that time. He explained that per the City Charter this would need to be approved by Resolution.

Resolution #4, 2009

A RESOLUTION OF THE CITY OF DELTA, COLORADO,
EXCUSING THE ABSENCE OF COUNCILMEMBER WILLIAM
SEUELL FROM FUTURE MEETINGS OF THE CITY COUNCIL

was read by the Clerk.

It was moved by Councilmember Carlquist and seconded by Councilmember Jurca to adopt Resolution #4, 2009. Roll call vote: Councilmembers Carlquist aye, Jurca aye and Cooper aye. Motion carried.

City Attorney Comments

There were none.

City Manager Comments

City Manager Lanny Sloan reminded everyone of the Employee Appreciation Day on Friday.

Councilmember Comments

There were none.

The meeting was adjourned at 7:41 p.m.

Jolene E. Nelson, City Clerk